155.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	933,700 / 933,700
					USE VALUE:	933,700 / 933,700
					ASSESSED:	933,700 / 933,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
294		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMMONS KENNETH J JR ETAL/TRS	
Owner 2:	294 RENFREW ST NOMINEE TRUST	
Owner 3:		
Street 1:	294 RENFREW ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	SIMMONS KENNETH J JR -
Owner 2:	SIMMONS KATHERINE A -
Street 1:	294 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1938, having primarily Vinyl Exterior and 2112 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	513,700		420,000	933,700
Total Card	0.138	513,700		420,000	933,700
Total Parcel	0.138	513,700		420,000	933,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.09 | /Parcel: 442.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103275

GIS Ref

GIS Ref

Insp Date 07/12/18

!12168!

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	513,700	0	6,000.	420,000	933,700	933,700	Year End Roll	12/18/2019
2019	101	FV	428,700	0	6,000.	420,000	848,700	848,700	Year End Roll	1/3/2019
2018	101	FV	404,800	0	6,000.	354,000	758,800	758,800	Year End Roll	12/20/2017
2017	101	FV	404,800	0	6,000.	324,000	728,800	728,800	Year End Roll	1/3/2017
2016	101	FV	404,800	0	6,000.	276,000	680,800	680,800	Year End	1/4/2016
2015	101	FV	357,400	0	6,000.	240,000	597,400	597,400	Year End Roll	12/11/2014
2014	101	FV	357,400	0	6,000.	222,000	579,400	579,400	Year End Roll	12/16/2013
2013	101	FV	357,400	0	6,000.	211,200	568,600	568,600		12/13/2012

PRINT

Date	Time
12/11/20	02:16:41

LAST REV

Date	Time
08/07/18	13:48:46
apro	
12168	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMMONS KENNETH	69018-27		3/17/2017	Convenience	1	No	No		
LUDIN REAL ESTA	48507-552		11/16/2006	Change>Sale	619,000	No	No		
MOLLOY FREDERIC	47976-138		8/11/2006		380,000	No	No		
	11225-290		10/3/1966			No	No		N

USER DEFINED

Prior Id # 1:	103275
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2016	2054	Heat App	5,000	C				HVAC
7/5/2016	931	Re-Roof	7,000		7/5/2016			Strip and re-roof.
6/7/2016	754	Addition	35,000	O				rEAR ADDITION PER
5/24/2016	657	Foundati	2,000					footing for future
8/22/2006	704	Renovate	35,000			G8	GR FY08	re-do kitchen 2 ba
6/25/2002	479	Re-Roof	6,550	C				
8/15/1996	390	Manual	4,522					INSTALL VINYL SIDI

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Inspected	CC	Chris C
5/24/2018	MEAS&NOTICE	BS	Barbara S
10/25/2008	Meas/Inspect	189	PATRIOT
3/7/2007	MLS	MM	Mary M
10/13/2006	Permit Visit	BR	B Rossignol
11/23/1999	Meas/Inspect	270	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14715910
Const Adj.:	1.00739920
Adj $ / SQ:	144.456
Other Features:	109241
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	538514
Depreciation:	24772
Depreciated Total:	513743

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

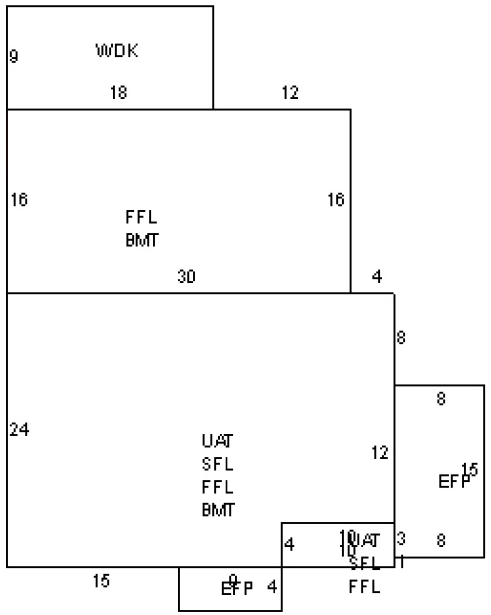
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.90
Special Features:	0	Val/Su Net:	132.06
Final Total:	513700	Val/Su SzAd	243.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,296	144.460	187,215
BMT	Basement	1,256	43.340	54,431
SFL	Second Floor	816	144.460	117,876
UAT	Upper Attic	204	57.780	11,788
WDK	Deck	162	12.260	1,987
EFP	Enclos Porch	156	45.010	7,021

Net Sketched Area:	3,890			Total:	380,318
Size Ad	2112	Gross Are	4502	FinArea	2112

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	